101.0	0001	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	943,800	/	943,800
USE VALUE:	943,800	/	943,800
ASSESSED:	943,800	/	943,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		OLDHAM RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BUCKLEY JAMES & MARGARET
Owner 2:	
Owner 3:	
Street 1:	41 OLDHAM RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,833 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Vinyl Exterior and 3060 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11833.000	400,200	1,100	542,500	943,800
Total Card	0.272	400,200	1,100	542,500	943,800
Total Parcel	0.272	400,200	1,100	542,500	943,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 308.43 | /Parcel: 308.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	64904
GIS Ref	
GIS Ref	
Insp Date	06/05/15

!8067!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0001-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	400,200	1100	11,833.	542,500	943,800	943,800	Year End Roll	12/18/2019
2019	101	FV	323,100	1100	11,833.	542,500	866,700	866,700	Year End Roll	1/3/2019
2018	101	FV	323,100	1100	11,833.	465,000	789,200	789,200	Year End Roll	12/20/2017
2017	101	FV	323,100	1100	11,833.	434,000	758,200	758,200	Year End Roll	1/3/2017
2016	101	FV	323,100	1100	11,833.	372,000	696,200	696,200	Year End	1/4/2016
2015	101	FV	300,000	1100	11,833.	333,200	634,300	634,300	Year End Roll	12/11/2014
2014	101	FV	300,000	1100	11,833.	308,400	609,500	609,500	Year End Roll	12/16/2013
2013	101	FV	300,000	1100	11,833.	294,100	595,200	595,200		12/13/2012

PRINT

Date	Time
12/10/20	22:39:24

LAST REV

Date	Time
09/21/16	08:27:06
ekelly	
8067	

USER DEFINED

Prior Id # 1:	64904
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PURCELL JOSEPH	1202-198		3/31/1999		385,000	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/9/2014	792	Redo Kit	27,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2015	Meas/Inspect	PC	PHIL C
7/10/2014	Info Fm Prmt	PC	PHIL C
2/20/2009	Meas/Inspect	372	PATRIOT
6/19/2000	MLS		
11/9/1999	Mailer Sent		
10/25/1999	Measured	256	PATRIOT
8/29/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11833		Sq. Ft.	Site		0	70.	0.65	4									542,493						542,500	

Total AC/HA:	0.27165	Total SF/SM:	11833	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	542,493	Spl Credit		Total:	542,500				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.14019608
Const Adj.:	0.99989998
Adj $ / SQ:	119.709
Other Features:	99500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	491671
Depreciation:	91451
Depreciated Total:	400220

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

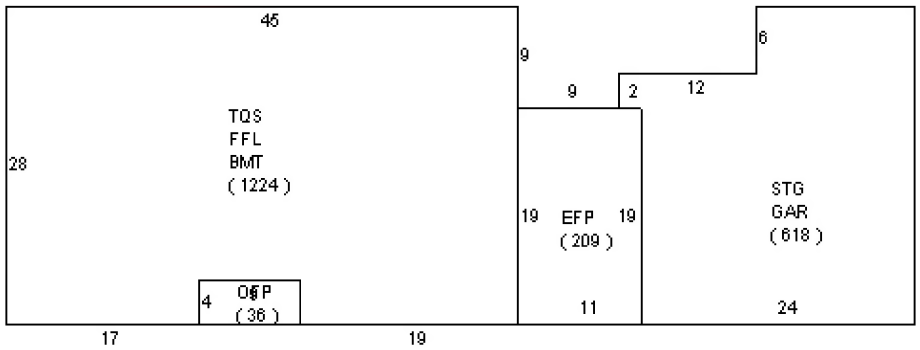
No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	131.68
Special Features:	0	Val/Su Net:	82.57
Final Total:	400200	Val/Su SzAd	186.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,224	53.420	65,386
FFL	First Floor	1,224	119.710	146,523
TQS	3/4 Story	918	119.710	109,893
GAR	Garage	618	19.040	11,769
STG	Storage	618	6.320	3,908
EFP	Enclos Porch	209	40.250	8,412
OFP	Open Porch	36	44.000	1,584
	Net Sketched Area:	4,847	Total:	347,475
Size Ad	2142	Gross Are	5153	FinArea 3060

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 101.0-0001-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
8	Pool A-O	D	Y	1	24	A	AV	2004	50.52	T	12	101			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Featues:	Total: 1,100